

116.0

0001

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

815,900 / 815,900

USE VALUE:

815,900 / 815,900

ASSESSED:

815,900 / 815,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 6 | | HANCOCK ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-----------------------|---------|
| Owner 1: | MAHONEY-MURCKO JOAN C | |
| Owner 2: | MURCKO JAMES A | |
| Owner 3: | | |

Street 1: 6 HANCOCK STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,050 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1993, having primarily Clapboard Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|--|
| 101 | One Family | | 7050 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 6 | | | | | | | | | 442,053 | | | | | | | 442,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|-------------------------|--|-----------|--------------------------------|------------|------------|-------------|-------------------|--|-----------|
| 101 | | 7050.000 | 373,800 | | 442,100 | 815,900 | | | |
| Total Card | | 0.162 | 373,800 | | 442,100 | 815,900 | Entered Lot Size | | |
| Total Parcel | | 0.162 | 373,800 | | 442,100 | 815,900 | Total Land: | | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | 452.77 | /Parcel: | 452.7 | Land Unit Type: | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 373,800 | 0 | 7,050. | 442,100 | 815,900 | 815,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 290,100 | 0 | 7,050. | 435,700 | 725,800 | 725,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 290,100 | 0 | 7,050. | 334,700 | 624,800 | 624,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 290,100 | 0 | 7,050. | 315,800 | 605,900 | 605,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 290,100 | 0 | 7,050. | 290,500 | 580,600 | 580,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 284,500 | 0 | 7,050. | 271,500 | 556,000 | 556,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 284,500 | 0 | 7,050. | 250,100 | 534,600 | 534,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 284,500 | 0 | 7,050. | 250,100 | 534,600 | 534,600 | | 12/13/2012 |

Parcel ID 116.0-0001-0020.A

!8994!

PRINT

| Date | Time |
|----------|----------|
| 12/10/20 | 23:31:12 |
| | |
| | |
| | |

LAST REV

| Date | Time |
|----------|----------|
| 10/09/18 | 10:03:59 |
| | |
| | |
| | |

apro

8994

| |
|----------------|
| ASR Map: |
| Fact Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| ROBERTS SCOTT/E | 25531-464 | | 7/31/1995 | | 261,500 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|----------|--------|---------|---------|-----|------------|----------|------------|-------------------|
| 3/9/1993 | 58 | | 100,000 | | | | | 34X26 2 CAR UNDER |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 10/4/2018 | MEAS&NOTICE | CC | Chris C |
| 12/4/2008 | Meas/Inspect | 163 | PATRIOT |
| 3/14/2000 | Inspected | 264 | PATRIOT |
| 2/11/2000 | Measured | 263 | PATRIOT |
| 6/6/1994 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA



| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------|--------------|-----|------------------------------------|--------------|---------|---------|-------------------------|------------|---------|------|----------------------|------|-------|------------|--------------|--------------|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: | 05 - Garrison | | | Full Bath: | 1 | Rating: | Average | | | | | | | | | | | | | | | | |
| Sty Ht: | 2 - 2 Story | | | A Bath: | | Rating: | | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | 1 | Rating: | Average | | | | | | | | | | | | | | | | |
| Foundation: | 1 - Concrete | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Average | | | | | | | | | | | | | | | | |
| Prime Wall: | 2 - Clapboard | | | A HBth: | | Rating: | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Average | | | | | | | | | | | | | | | | |
| Color: | GRAY | | | A Kits: | | Rating: | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | 1 | Rating: | Average | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1993 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | | Fact: | . | Floor: | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | AV - Average | 15. | % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | | | |
| Prim Int Wall: | 1 - Drywall | | | Functional: | | | % | Interior: | | 1 | 8 | 4 | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | % | Additions: | | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | % | Kitchen: | | | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | | % | Baths: | | | | | | | | | | | | | | | |
| Sec Floors: | 6 - Ceramic Tile | 20 | % | Total: | 15.9 | % | | Plumbing: | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 135.00 | | | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Gar: | 2 | | | Size Adj.: | 1.23268580 | | | General: | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 1.00188005 | | | COMPARABLE SALES | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 166.725 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 97633 | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Grade Factor: | 1.00 | | | | | | | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | Adj Total: | 444468 | | | | | | | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | Depreciation: | 70670 | | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: | 373797 | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | | | | |
| Make: | | | | | | | | Juris. Factor: | | | | | | | | | | | | | | | |
| Model: | | | | | | | | Special Features: | 0 | | | | | | | | | | | | | | |
| Serial #: | | | | | | | | Final Total: | 373800 | | | | | | | | | | | | | | |
| Year: | | | | | | | | Val/Su Net: | 129.70 | | | | | | | | | | | | | | |
| Color: | | | | | | | | Val/Su SzAd: | 207.44 | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 116.0-0001-0020.A | | | | | | | | | | | | IMAGE | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | |